



Memorandum

To: Mayor and City Council August 12, 2008

From: Suja Lowenthal, Second District
Gary DeLong, Third District

Subject: Temporary Moratorium on Interior Alterations to Create Additional Bedrooms in
Designated Parking Impacted Areas

REQUESTED ACTION:

Request that the City Attorney's office in cooperation with the City Manager prepare an interim ordinance prohibiting the approval of any interior alterations to create additional bedrooms in single family and multi-family dwellings within the designated Parking Impacted Area for six months ~~one year~~ pending a study and recommendation from the Planning Commission to update the City's current zoning regulations.

BACKGROUND INFORMATION:

The current Zoning Regulations allow for existing residential buildings with little or no parking to be altered to provide additional bedrooms, provided the apartment unit meets a minimum living area size. This standard was primarily intended to address alterations that were occurring whereby additional bedrooms were being created within smaller apartment units on properties with substandard parking or no parking. The term widely used at that time to describe this trend was "bedroom splitting".

Recent experience has shown that the current standards may not fully address the parking impacts that bedroom splitting is causing in parking impacted communities such as the Alamitos Beach Neighborhood. In an effort to fully assess these impacts, and study potential alternatives to dealing with the issue, I would request a temporary moratorium prohibiting interior alterations to create additional bedrooms in designated Parking Impacted Areas for one year.